

Modern detached trade/roadside warehouse investment with large secure yard

462m²
(4,972ft²)

- Prominent roadside position fronting Meadow Road
- Adjacent to Beeston Railway Station, with direct services to London St Pancras and Nottingham
- Modern unit constructed in 2020
- Large secure gated yard with generous parking provision
- Let to Turentek (Architectural Ironmongery) Ltd
- Lease expiring 17th June 2031
- Current passing rent of £60,000 per annum (£12 per ft²)



FOR SALE



Location



Gallery



Video



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Location

The property occupies a prominent position on Meadow Road within Beeston Town Centre, a well-established commercial location to the west of greater Nottingham. Beeston lies approximately 3 miles south-west of Nottingham City Centre and benefits from excellent connectivity to Junction 25 of the M1 motorway.

Trent Gateway forms part of the well-established Beeston Business Park and is situated adjacent to Beeston Railway Station, providing regular direct services to Nottingham, Derby and London St Pancras.

Description

The property comprises a modern detached industrial and trade counter investment, situated on an oversized self-contained secure site. Constructed in 2021, the building provides high-quality accommodation together with a substantial fenced and gated yard offering excellent loading, circulation and parking provision.

The buildings have been developed to a modern specification and benefit from strong sustainability credentials.

EPC

The EPC rating for the property is **A**.





Location



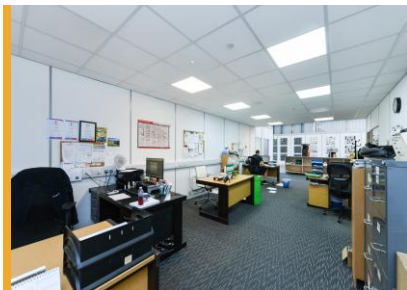
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Video



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Floor Areas

We understand the unit has the following Gross External Area (GEA):

462m² (4,972ft²)

(This information is given for guidance purposes only.)

Lease Terms

The property is let on the following terms:

- 10 year lease from 18th June 2021, expiring on 17th June 2031. The fifth year break has now passed.
- Held on full repairing and insuring terms.
- Held inside of the security of tenure provisions of the Landlord and Tenant Act.

Tenure

The property is held on a virtual freehold on the basis of an original 999 year lease, expiring September 3002 at a peppercorn rent, if demanded.

Tenant Covenant

Tenant: Turentek (Architectural Ironmongery) Ltd
Experian Rating: 100/100 Very Low Risk

Year	2024	2025	2026
Net Worth	£200,000	£223,000	£258,000



Location



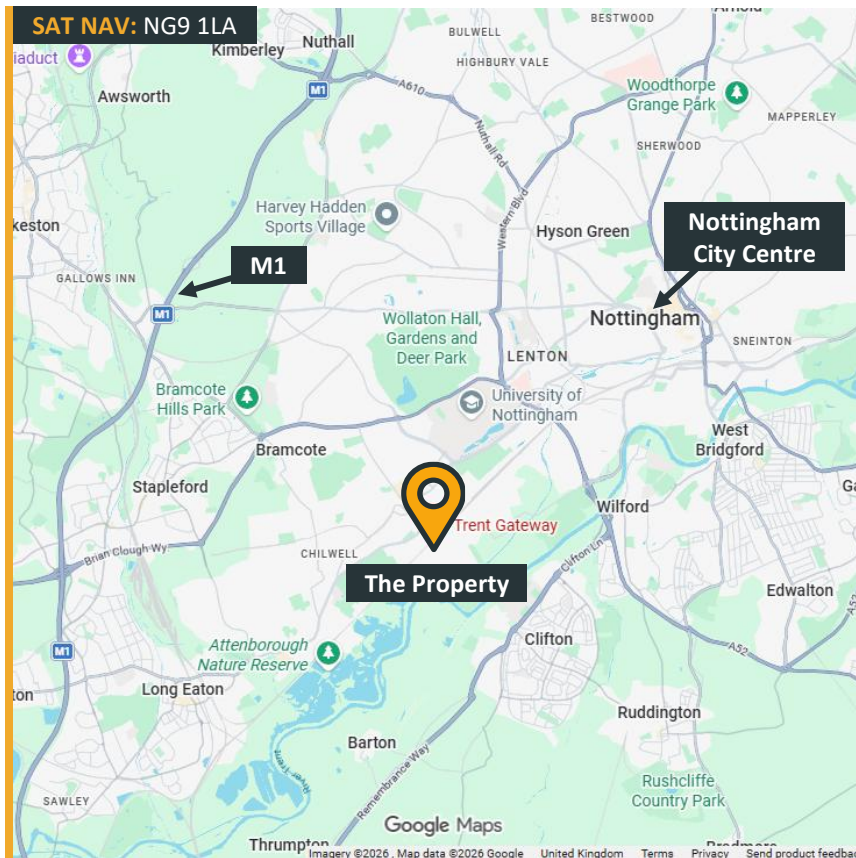
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Price

The property is available at a quoting price of:

£800,000

(Eight hundred thousand pounds)

which reflects a net initial yield of 7.11% after assumed purchaser's costs of 5.49%.

VAT

VAT is applicable on the sale, however, it is envisaged that the sale will take place by way of a Transfer of a Going Concern (TOGC).

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Mark Tomlinson

07917 576254

mark@fhp.co.uk

Guy Mills

07903 521 781

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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